

**September 3, 2013**

The Randolph County Board of Commissioners met in regular session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Commissioners Holmes, Frye, Haywood, Kemp and Lanier were present. Dr. Bob Shackleford, RCC President, gave the invocation.

**Pledge of Allegiance**

Chairman Holmes recognized and welcomed Elijah Allmon, member of Boy Scout Troop #525, who was in attendance as a badge requirement, and who led everyone in reciting the Pledge of Allegiance to the flag.

**Addition to Consent Agenda**

Chairman Holmes announced that *Item J. Approve Budget Amendment—Courthouse HVAC Control Replacement* had been added to the Consent Agenda.

**Approval of Consent Agenda**

*On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the Consent Agenda, as amended, and as follows:*

- *approve minutes of 8/5/13 regular meeting and three sets of closed sessions;*
- *adopt resolution adding 0.23 mile section of Lazell Ave. to State Roads System, as follows:*

**RESOLUTION**

**WHEREAS**, the Department of Transportation has investigated Lazell Ave. in Asheboro; and

**WHEREAS**, the subject street has been found to meet minimum requirements for addition.

**NOW, THEREFORE, BE IT RESOLVED** by the Randolph County Board of Commissioners that Lazell Ave. in Asheboro be added to the Division of Highways' Secondary Road System. This is the 3<sup>rd</sup> day of September, 2013.

- *reappoint April Thornton and Lorie White to TDA Board of Directors;*
- *reappoint Joe Taylor to the Randolph County Nursing Home Community Advisory Committee;*
- *reappoint Will Massie, Cheryl Ivey and Suzanne Dale to the Randolph County Public Facilities Corporation;*
- *reappoint Lewis Schirloff to Child Fatality Review/Community Child Protection Team;*
- *approve, effective immediately, amendment (recommended by Gov. Records Branch/Div. of Archives & Records of NC Dept. of Cultural Resources) to Sheriff's Office Imaging Policy, as follows: "The paper originals of records series scheduled as "permanent" in the County Sheriff's Office Schedule will not be destroyed unless a scanned microfilm preservation duplicate is created prior to destruction."*
- *appoint Jodi Allred to the Juvenile Crime Prevention Council;*
- *adopt Proclamation Honoring Asheboro Copperheads, Coastal Plain League's Organization of the Year, as follows:*

**WHEREAS**, the Asheboro Copperheads has been named the Coastal Plain League's Organization of the Year; and

**WHEREAS**, the Asheboro Copperheads, which was founded in 1998, has just completed its most successful season in franchise history with 35 wins; and

**WHEREAS**, the Copperheads celebrated both first-half and second-half season West Division championship titles in 2013; and

**WHEREAS**, the Copperheads led the League with a team batting average of (.265) and team ERA of (2.25); and

**WHEREAS**, the League's 2013 Hitter of the Year and Pitcher of the Year titles were bestowed upon Copperheads players, Luke Tandler and John Tuttle, respectively; and

**WHEREAS**, seven Copperheads players, Matt Reistetter, Luke Tandler, K.J. McAlister, Alex Tomasovich, John Tuttle, Andrew Tomasovich and Dylan Dickens were named to the Coastal Plain League West Division All-Star Team; and

**WHEREAS**, the successes and achievements of the Asheboro Copperheads are testaments of the dedication and hard work of Copperheads owners Ronnie Pugh, Steve Pugh, Doug Pugh and Mike Pugh, as well as, General Manager David Camp, Assistant General Manager William Davis, head coach Donnie Wilson, and the entire Copperheads staff, coaches, volunteers, sponsors and fans; and

**WHEREAS**, the Asheboro Copperheads, which is considered a fixture in the Asheboro community, has brought pride and recognition to Randolph County and its citizens;

**NOW, THEREFORE, BE IT PROCLAIMED** that the Randolph County Board of Commissioners officially acknowledges the dedication, talents, skills, teamwork, sportsmanship and successes of the Asheboro Copperheads, the 2013 Coastal Plain League's Organization of the Year, and, on behalf of our citizens, does hereby extend this expression of our pride in this prestigious milestone.

- approve Budget Amendment #6—Courthouse HVAC Control Replacement, as follows:

<b>2013-2014 Budget Ordinance-General Fund- Amendment #6</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
Miscellaneous	\$74,000	
Appropriated Fund Balance	\$ 5,000	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
Public Buildings	\$79,000	

### **Public Comment Period**

Pursuant to N.C.G.S. §153A-52.1, Chairman Holmes opened the floor for public comment. County Attorney Ben Morgan read aloud the Rules for the Public Comment Period.

**Cindy Kimbrell**, 2504 Staley Store Rd., Liberty, spoke about the Greensboro/Liberty mega site. She said that millions of dollars will be needed for this project. The Commissioners will have to find this money. And, it's the taxpayers of Randolph County who will have to shoulder the burden for the project. She said that they may have to raise property taxes and sales taxes like other counties have done where mega-sites this size have gone. It's a gamble and we don't even know if it's built, if any company will come to it. If they do come, they could do what Dell did in Winston-Salem and leave within two years. It's a gamble with many people's homes, their lives and the culture of a very small town: Liberty. She said that this site has 90 or so different landowners, which causes a problem. She said they are organized and have a very motivated lawyer helping them. They now believe they can get \$20-50 thousand an acre for their land if they have to sell it. However, most of them do not want to sell it. Ms. Kimbrell referred to the red signs on the road, adding that there will be more added. The signs say, "Unwelcome," to companies coming to look at a mega-site that will cost millions of dollars. She said that the County will have to find money to build roads, schools, provide law enforcement and emergency services. She said this might damage small businesses that are already here. Ms. Kimbrell

said the developers will definitely benefit whether someone comes or not. They will make money. Greensboro and Burlington will benefit because most of the skilled labor will most likely put their families in Greensboro and Burlington and commute to the site. The associated businesses that develop will most likely go to Guilford and Alamance County on Hwy 421 towards Greensboro, or Hwy 49 North toward Burlington. She urged the Board not to risk bankruptcy for a dream. We should look for small businesses that we can handle or small factories or plants that the infrastructure, the people, and the tax burden can handle that will give us good jobs. She said, "Please do not look toward a mega nightmare."

**Jody Harrison**, Pastor of Bethel Baptist Church in the Tabernacle area, spoke in reference to building permits. He said that his church was in the process of building a family life center that will benefit the community as well as the church. He said that he submitted plans to the Inspections Department for fast tracking the building. He was told he would have to pay \$4,881 for the permits and feels that is extremely high. He said they are a non-profit organization and that they are not there to make money or take anything away from the county. He wishes that the Commissioners would re-evaluate inspection fees, not just for churches, but for all non-profits. He said that in 2006, they did an addition to their sanctuary and will have to do that again soon since their church is growing. The permit then was \$1,200. In a seven-year period, the permit has gone from \$1,200 to nearly \$5,000. He said the church was here to serve the community. He asked that the County not make it hard for those trying to help the community.

Hearing no further comments, Chairman Holmes closed the public comment period.

Commissioner Haywood said that he understood that the church was classified as a commercial property and that is the reason the permit is \$4,800. However, he doesn't think churches are commercial property. He said he was told that this is based on the NC Code for building permits. Commissioner Haywood said, "Are we as a group willing to classify churches as commercial properties? If so, when did we start following the NC rules for building permits in Randolph County? I thought we controlled those."

Commissioner Frye asked what makes it a commercial property?

David Bryant, Chief Building Inspector, stated that the state considers churches as assemblies, which are classified as commercial properties.

Commissioner Haywood said that the Commissioners should look at this more closely because he feels that this is more of a tax than a permit fee. He said he would like to consider this more in a future agenda.

Commissioner Lanier said that this would deter other non-profit organizations from building here.

Commissioner Frye asked what the permit cost was based on.

David Bryant said it was based on square footage. He also distributed information on permit fees for the following surrounding or similar counties: Davidson, Alamance, Chatham, Guilford and Cumberland.

Commissioner Haywood asked if we are required to follow the state's regulations and if we have any local control.

David Bryant said that we must follow the state's standards. If we don't, the state will come here and administer their code themselves, which we would have to pay for. He said we base our price on the International Building Code Council's valuations and surrounding counties' fees to keep ours in line.

Commissioner Frye noted that our fees were the lowest of the ones that Mr. Bryant offered as examples.

Commissioner Holmes requested this item be included on the October agenda for an update.

### **Special Recognitions**

Michael Kelly, representing the NCACC Risk Management Pools, presented the 2013 Frank Bonner Scholarship to Cathryn Davis, Risk Manager for Randolph County.

Chairman Holmes read aloud the Proclamation Honoring Asheboro Copperheads, Coastal Plain League's Organization of the Year, which was adopted in the Consent Agenda, and presented a signed copy to co-owner Doug Pugh and David Camp, General Manager.

### **Special Announcement Concerning Kayser Roth**

County Manager Richard Wells updated the Commissioners on the Kayser Roth project, stating that he had just received the press release confirming the expansion of the Asheboro facility. The company announced a "sock initiative" with Wal-Mart that expands the Made in the USA program and plans to invest up to \$28 million in its existing operations located in Burlington and Asheboro. The initiative will enable No Nonsense and Wal-Mart to offer more Made in the USA products to consumers and will create 100 more new jobs in this area.

### **Addition to New Business**

Chairman Holmes announced that *Item L. Request for Letter of Support for Commitment for Future Debt Service Payments for W. Randleman Business Park—Bonnie Renfro* had been added to the New Business agenda.

### **Presentation of Proposed True-Value and Present-Use Schedules, Standards, and Rules for 2014 Revaluation and Public Hearing Date Set**

Debra Hill, Tax Assessor/Collector, presented the proposed Schedule of Values, Standards and Rules for the 2014 countywide reappraisal of all real property. She provided an outline for the revaluation process in accordance with G.S. 105-317, which includes a public hearing in October and the approval of orders adopting the true value and present use schedules, standards and rules at the Board's November meeting.

Ms. Hill said that NCGS 105-286 states each county must reappraise at least every eight years unless the county is required to or chooses to advance the date. Randolph County is on a six-year reappraisal cycle. The 2013 reappraisal was postponed until 2014 due to data migration and software conversion issues. The last countywide reappraisal was effective January 1, 2007. The uniform schedule of values, standards, and rules used in appraising real property is to reflect the true value in money (market value) as defined in North Carolina General Statute 105-283. The Tax Department

appraisal staff has spent much time analyzing sales data, market trends, and conducting cost studies and gathering income information. All of this data was used to develop the 2014 values.

Ms. Hill said that the next step is to set a public hearing to give the public an opportunity to comment on the reappraisal schedules, standards, and rules.

*On motion of Haywood , seconded by Frye, the Board voted unanimously to set a public hearing for 6:30 p.m. on October 7, 2013, on the proposed true value and present use schedules, standards, and rules to be used for the 2014 Revaluation process.*

**Rural Operating Assistance Program (ROAP) Public Hearing & Approval of FY13-14 Application and Certified Statement**

Roger King, RCATS Transportation Director, said that the Randolph County Senior Adults Association, Inc. and the Regional Coordinated Area Transportation System (RCATS) serve as the sub-recipients of the annual allocation of the NCDOT Public Transportation Division Rural Operating Assistance Program (ROAP) Grant funding for Randolph County. In order to complete and submit the FY2014 ROAP Grant application documents to NCDOT, the following official actions are required by the County: 1) Conduct a duly advertised public hearing about the ROAP Grant Application before the Randolph Commissioners; 2) Complete and sign the Certified Statement for the FY2014 Rural Operating Assistance Program; and 3) Provide a copy of the official minutes of the Commissioner's meeting and public hearing. Mr. King reviewed the allocation funding amounts, as follows:

<i>State-Funded Rural Operating Assistance Program</i>	<i>Allocated</i>
<i>Elderly &amp; Disabled Transportation Assistance Program (EDTAP)</i>	<i>\$100,191</i>
<i>Employment Transportation Assistance Program (EMPL)</i>	<i>\$ 36,990</i>
<i>Rural General Public Program (RGP)</i>	<i>\$149,193</i>
<i>Total:</i>	<i>\$286,374</i>

At 6:40 p.m., Chairman Holmes opened the public hearing, and, upon hearing no comments, declared the public hearing closed.

*On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the FY13-14 ROAP Application and Certified Statement, as follows:*

***CERTIFIED STATEMENT FY 2014 RURAL OPERATING ASSISTANCE PROGRAM—  
COUNTY OF RANDOLPH***

***WHEREAS***, the state-funded, formula-based Rural Operating Assistance Program (ROAP) administered by the North Carolina Department of Transportation, Public Transportation Division provides funding for the operating cost of passenger trips for counties within the state;

***WHEREAS***, the county uses the most recent transportation plans (i.e. CTSP, CTIP, LCP) available and other public involvement strategies to learn about the transportation needs of agencies and individuals in the county before determining the sub-allocation of these ROAP funds;

***WHEREAS***, the county government or regional public transportation authorities created pursuant to Article 25 or Article 26 of Chapter 160A of the General Statutes (upon written agreement with the municipalities or counties served) are the only eligible recipients of Rural Operating Assistance Program funds which are allocated to the counties based on a formula as described in the Program Guidelines included in the ROAP State Management Plan. NCDOT will disburse the ROAP funds only to counties and eligible transportation authorities and not to any sub-recipients selected by the county;

**WHEREAS**, the county finance officer will be considered the county official accountable for the administration of the Rural Operating Assistance Program in the county, unless otherwise designated by the Board of County Commissioners;

**WHEREAS**, the passenger trips provided with ROAP funds must be accessible to individuals with disabilities and be provided without discrimination on the basis of national origin, creed, age, race or gender (FTA C 4702.1A, FTA C 4704.1, Americans with Disabilities Act 1990); and

**WHEREAS**, the period of performance for these funds will be July 1, 2013 to June 30, 2014 regardless of the date on which ROAP funds are disbursed to the county.

**NOW, THEREFORE, by signing below, the duly authorized representatives of the County of RANDOLPH North Carolina certify that the following statements are true and accurate:**

- *The county employed a documented methodology for sub-allocating ROAP funds that involved the participation of eligible agencies and citizens. Outreach efforts to include the participation of the elderly and individuals with disabilities, persons with limited English proficiency, minorities and low income persons in the county's sub-allocation decision have been documented.*
- *The county will advise any sub-recipients about the source of the ROAP funds, specific program requirements and restrictions, eligible program expenses and reporting requirements. The county will be responsible for invoicing any sub-recipients for unexpended ROAP funds as needed.*
- *The county will monitor ROAP funded services routinely to verify that ROAP funds are being spent on allowable activities and that the eligibility of service recipients is being properly documented. The county will maintain records of trips and services for five years that prove that an eligible citizen was provided an eligible transportation service on the billed date, by whatever conveyance at the specified cost.*
- *The county will be responsible for monitoring the safety, quality and cost of ROAP funded services and assures that any procurements by subrecipients for contracted services will follow state guidelines.*
- *The county will conduct regular evaluations of ROAP funded passenger trips provided throughout the period of performance.*
- *The county will only use the ROAP funds to provide trips when other funding sources are not available for the same purpose or the other funding sources for the same purpose have been completely exhausted.*
- *The county assures that the required matching funds for the FY2014 ROAP can be generated from fares and/or provided from local funds.*
- *The county will notify the Mobility Development Specialist assigned to the county if any ROAP funded services are discontinued before the end of the period of performance due to the lack of funding. No additional ROAP funds will be available.*
- *The county will provide an accounting of trips and expenditures in a semi-annual report and a final year-end report to NCDOT – Public Transportation Division or its designee.*
- *Any interest earned on the ROAP funds will be expended for eligible program uses as specified in the ROAP application. The County will include ROAP funds received and expended in its annual independent audit on the schedule of federal and state financial assistance. Funds passed through to other agencies will be identified as such.*

- The county is applying for the following amounts of FY2014 Rural Operating Assistance Program funds:

<i>State-Funded Rural Operating Assistance Program</i>	<i>Allocated</i>	<i>Requested</i>
<i>Elderly &amp; Disabled Transportation Assistance Program (EDTAP)</i>	<i>\$100,191</i>	<i>\$100,191</i>
<i>Employment Transportation Assistance Program (EMPL)</i>	<i>\$36,990</i>	<i>\$36,990</i>
<i>Rural General Public Program (RGP)</i>	<i>\$149,193</i>	<i>\$149,193</i>
<b><i>TOTAL</i></b>	<b><i>\$286,374</i></b>	<b><i>\$286,374</i></b>

### **Citizen Presentation and Commissioner Action Concerning Proposed Liberty Mega-Site**

Chairman Holmes read the following introductory statement on behalf of the Board of Commissioners:

“In early 2012, area economic development professionals had discussions regarding the promotion of Highway 421 as a corridor for advanced manufacturing. These meetings stressed the need for an “out-of-the-box game changer” in order to enhance future opportunities for economic development. These discussions led to the Piedmont Triad Partnership obtaining information on possible tracts of land that could serve as a “mega-site,” or an industrial site of 1,000 acres or more. While this could be for an automobile manufacturer, it could be for any company that required a large site. The data indicated that an area near Liberty would be attractive for such a facility.

In late 2012, some of this data was used for an application to the NC Department of Commerce. Randolph County has been provided a \$1,666,667 grant from the State of NC to control acreage for a mega-site. This grant was provided on December 31, 2012. Since that time, Randolph County has used consultants to determine the interest of landowners in selling their property. There has never been any intention to forcibly take someone’s property, only to negotiate with those owners who wished to sell. Thus far, the County has not made any announcements regarding the proposed site because we have not completed any negotiations. As of today, the County has not entered into any agreements to purchase property. Under State law, such an action will require an advertised public hearing.

Nothing that has been discussed in closed sessions thus far has obligated the County to any action, other than retaining the consultants. There is no specific company waiting in the wings, as some have speculated. The Board has merely discussed various scenarios as part of its due diligence on a project this large.

We thank the public for your patience; we understand your nervousness while waiting on a decision. Tonight the Commissioners will allow a presentation to further understand the opinions of area residents. However, the Board may not make any decision tonight, either pro or con. There is still much to learn and discuss before the County would move forward.”

Alan Ferguson, aided via a PowerPoint presentation, spoke on behalf of the Northeast Randolph Property Owners (NERPO), a group of citizens who have organized due to their opposition to the proposed Greensboro/Liberty mega site. He also distributed printed handouts of his presentation to Board members.

Mr. Ferguson said that during October 2011, some citizens began receiving notices that an unnamed party was interested in buying their property. (Note: Mr. Ferguson said that the first time he heard anything about it was June 2012.) An agent for Alpath Capital, LLC spoke to citizens about a confidentiality agreement. When citizens asked what the buyer proposed to do with their properties, no answer was provided. Mr. Ferguson said that eventually, someone told him that some company wanted to put a car plant across from his house. A "Town Hall Meeting" was held and, because of that meeting, the NERPO united and started researching in order to educate themselves. They discovered the proposed user was an automotive "Original Equipment Manufacturer." Mr. Ferguson said that this has been ongoing for 23 months and that their efforts are strictly amateur; they haven't hired anyone to represent them.

Mr. Ferguson shared the following points that the NERPO believe will be helpful to the Commissioners in deciding what to do with this proposed project.

- There is no private buyer for citizens' property.
- Alpath Capital, LLC seemed to have no function other than to hire people to talk to citizens about purchasing their property; Alpath had no detectable spokesman.
- The City of Greensboro was interested in extending the City's water and sewer lines at a cost of \$20,000,000 to the proposed mega-site.
- Industrial property, used as was proposed for the Liberty site, has been expensive in the southeast and Mr. Ferguson provided the following examples:
  - Clarksville, Tennessee, in Montgomery County (population 140,000) paid about \$17,000 per acre for approximately 1,200 acres of farmland, totaling up a purchase price of \$20,000,000. Hemlock Semiconductor Corp. was given title to the land. The State of Tennessee kicked in millions more to turn agricultural land into industrial land. Hemlock spent \$1.2 billion more dollars building a plant on the site, and hired workers to operate the plant. In March 2013, Hemlock announced it was firing everyone and closing the plant permanently after only one month, blaming "global trade problems." The site is still empty.
  - Jefferson County (Knoxville), Tennessee, \$60 Million spent to buy land for infrastructure and site development; an additional \$246.6 Million of additional public fund; \$340.6 Million of property tax abatement over a 30-year period for a total of \$657,200,000.
  - In 1992, BMW located near Spartanburg, South Carolina; the state of South Carolina paid an average of \$41,111 per acre for that property.
  - Volkswagen built a factory in Chattanooga, Tennessee more recently. The state of Tennessee valued this track shortly after its acquisition at approximately \$80,000 per acre.
  - North State Ports Authority bought a 600-acre parcel from Pfizer, Inc., at \$50,000/acre in 1996.



- Fosters Crossroads, Lancaster County, SC: The \$20,000 to \$25,000 per acre site is being marketed for industrial lots; there is no sewer, no natural gas, no railroad, and no four-lane highway access.

- Cost per job of automotive plant incentives of 240 projects. The average cost per job (dividing the number of projected jobs by the subsidy given away) is \$456,000.

Mr. Ferguson referenced three of the plants specifically:

BMW, SC	\$103,500,000	400 jobs	\$258,750 per job
Nissan, Mississippi	\$1,250,000,000	4,000 jobs	\$312,500 per job
Volkswagen, TN	\$554,000,000	2,000 jobs	\$277,000 per job

- There are many competing mega-sites around the United States. According to the January 2013 issue of "Site Selection" magazine, there are 180 sites for immediate occupancy. Twelve of these are in North Carolina.
- According to "Southern Business and Development" (March 2013), there are ten mega-sites in the southeast identified as ready for the next "Big Kahuna" project: Hardin County, KY; Brunswick County, NC; Dillon County, SC; Clarendon County, SC; Graves County, KY; Baldwin County, AL; Callahan, FL; Hopkinsville, KY; Emporia, VA; Kershaw County, SC. All are vacant and six are McCallum-Sweeney certified mega-sites.
- Having only one rail carrier is a drawback. Note: The Liberty site is served only by Norfolk Southern.
- Site selection consultants typically receive commission from incentives.

Mr. Ferguson said that he has a copy of an economic impact study that had been done for a proposed site in East Tennessee if anyone wants to see it. The county is a little smaller than Randolph and the income is a little less overall than Randolph's. Mr. Ferguson said that the study examined the cost basis ratio and determined that there is a multiplier effect. In considering the amount that the county or state spent, and then considering the tax revenue that's coming out of the project for a 30-year period, the project resulted in a 11 to 1 ratio (\$11 return for every \$1 invested). However, when tax abatements were considered (which seems to always be the case) the cost benefit ratio was 0.8 to 1. So, for spending \$1 over a 30-year period, they got back 80 cents. That county, backed out of that project after having spent \$456,000 of county money on the project.

Mr. Ferguson mentioned the ripple effect of the Chatham/Randolph proposed site, saying that the cities of Asheboro, Randleman, and Franklinville fall easily within a 20-mile radius of the site. However, he purported that for the Liberty site, much less of Randolph County would fall within a 20-mile radius.

Mr. Ferguson discussed the Mercedes plant in Vance, Alabama, which is located near Birmingham and Tuscaloosa. To lure the plant, and its 1500 jobs, Alabama promised to buy the site for \$30 million and lease it back for \$100 per year. Surrounding towns and counties were asked to contribute an additional \$5 million each. Most of the plant's workers lived in Tuscaloosa, or in

Birmingham. Birmingham's Jefferson County is currently in bankruptcy, owing \$4.2 billion. Only one house sold in a big housing development that went up near the plant. There was little immediate local development in Vance: no new grocery stores, drug stores, or restaurants. Other western Alabama manufacturers had to raise the wages they paid to compete with Mercedes. It wasn't only state government picking up the tab for the incentives. The bill was passed on to local governments, as well.

Mr. Ferguson said that probably the most valuable lesson learned so far is that this (the Liberty mega-site) is a "field of dreams" project. But, it's speculative, and he said he hopes that the Board can find a location for that money that will be a more appropriate use than to dispossess the folks sitting in the audience.

Bonnie Renfro addressed the board and emphasized that this effort from the beginning has been about a long-term strategy for job creation and economic growth due to Randolph's sustained job and income loss over the last 20 years. She said that the current unemployment rate is 9%, which means that 6,585 of our citizens are seeking work opportunities. Ms. Renfro said she understands that change is often unwelcome and disruptive to personal lives, but since 2000, economic change is also disruptive. She said that nearly 900 families have been affected since 2008, due to the closing or downsizing of Goodyear, Hyosung USA, Energizer and Ramtex. She referred to an economic impact study that was done by a very reputable person at UNC-G that determined that a major project such as an automotive assembly plant would generate more than 4,400 new jobs in Randolph County and many more regionally and statewide. It would also generate more than \$333,000,000 in additional annual income. She asserted that the situation is emotional because it concerns people's homes and families. But, she explained that there are other folks in the area who have contacted her office and the Commissioners expressing their desire to sell their land. Ms. Renfro said that anything that would happen in a positive way at the Chatham/Randolph site would certainly benefit our community with new jobs and income. Any mega-site will require money and a regional partnership. We have a regional partner who has been very proactive, helpful, and encouraging by looking at the infrastructure and how that partnership might be furthered. Right now, the state has been a partner. They have made the grant of \$1.67 million, which is specific to the Liberty site. Any mega-site requires a long-term commitment from multiple partners and lots of steps along the way and thoughtful consideration and deliberation. But, right now, she said that it's important to make a decision to move forward or not move forward so that folks who want to sell, or not sell have some guidance, and so that her office can focus on what is strategically important and what is supported in Randolph County, regionally and with the state.

Commissioner Haywood asked for clarification from Ms. Renfro on what, specifically, the grant money is to be used for.

Ms. Renfro said that it is to be used to get the property under control via contract.

Commissioners Haywood said, "And there is no arm twisting to make them sell, correct?"

Ms. Renfro said, "No."

Commissioner Frye said that the County is not currently involved in any negotiations but people who want to sell their property have contacted him.

Commissioner Kemp asked if the Randolph County Development Corporation could handle negotiations moving forward.

Ms. Renfro said that that was possible, but only with the State's concurrence.

Commissioner Haywood asked Ms. Renfro if she had done any tax studies.

Ms. Renfro responded that she had not done any tax studies, but that those studies needed to be done at some point.

Commissioner Haywood asked how many of the Northeast Randolph Property Owners in attendance actually owned property within the proposed Liberty site.

Nearly all of the people in the audience who were wearing red shirts stood, indicating that their properties were within the proposed site.

Bobby Ferguson asked about language in the grant that specifies that the grant money is to be used to purchase property.

Bonnie Renfro said that the grant is for one year but could be extended, if needed.

Commissioner Kemp said that if the Randolph County Development Corporation could handle negotiations with property owners and secure the site, then it would be the state's decision to decide if it was marketable. He said that the County needs to make the effort since the state gave us the money to do that.

County Attorney Ben Morgan said that the grant is to be used to purchase property and the first step would be to get options on the property.

*On motion by Kemp, seconded by Lanier, the Board voted unanimously to direct Bonnie Renfro with Randolph County Economic Development Corporation to contact the State Department of Commerce to seek permission to transfer the \$1,666,667 grant to the Randolph County Development Corporation and to make sure the grant is renewable in order for the Randolph County Development Corporation to handle the negotiations to get the required property under option.*

### **Recess**

At 7:55 p.m., the Board took a recess.

### **Regular Meeting Resumed**

At 8:10 p.m., the Board returned to regular session.

### **Rezoning Public Hearing**

At 8:17 p.m., the Board convened a duly advertised public hearing to consider a rezoning request. Hal Johnson, Planning Director, presented the following request, after which, Chairman Holmes opened the public hearing for comments.

**LARRY WILSON**, Asheboro, North Carolina, is requesting that 1.84 acres located on US Hwy

64W (next to Red's Use Cars), Tabernacle Township, be rezoned from HC-CD to LI-CD. Lake Reese Watershed. Tax ID# 7712235792. The Conditional Zoning would specifically allow the addition of parts sales and temporary storage of disassembled vehicles and utility building sales, for the existing business of automotive repair, parts, and sales (as per site plan). The Planning Board reviewed this request at public meeting on August 6, 2013, and unanimously recommended that this request be approved with the condition of a maximum of 25 vehicles be allowed to be stored on the property and the vehicles must be contained within the opaque fenced area.

*The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:*

*Policy 4.4 Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.*

*Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.*

*Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #3. Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.*

**Janet Pate**, 3901 Hillsdale Park Dr., Sophia, spoke in favor of the request. She said she wanted to speak because it seems like we're losing the battle of property ownership. What can we do with our property without getting government's permission? It's a great thing that a citizen can grow a business. But, it's not going to get better. She said she had been by the site many times, and it looks nice. She said we need to think about property ownership. We should be able to do what we want with our property.

**Larry Wilson** objected to the Planning Board's recommendation of a maximum of 25 cars on the property. He said he didn't need to stack the vehicles, but he didn't want to be restricted to 25 cars. He said everything will be contained within the fence and he does things every year to make things look better there.

Hearing no further comments, Chairman Holmes closed the public hearing.

*On motion of Lanier, seconded by Haywood, the Board voted four to one, with Frye opposing, to approve the request of Larry Wilson as determined consistent with the standards and policies contained within the Growth Management Plan outlined in the recommendations provided by the County Planning Board, which includes the following: 1) no limit to number of cars stored on the property (this is an exception to the Planning Board's recommendation of a maximum of 25 cars), 2) no stacking of vehicles will be allowed on the property, and 3) the vehicles must be contained within the opaque fenced area.*

### **Update on New NCDOT Strategic Mobility Formula**

Jesse Day, PTRC Regional Planner, explained the purpose of RPOs, which is long range transportation planning, grant and resource assistance to member governments and special projects, and they act as a unified voice in the transportation prioritization process. He said that Commissioner Stan Haywood and Asheboro City Councilman Talmadge Baker represent

Randolph County on the RPO. He reviewed the RPO's special projects, such as I-73/74 Atlas, regional bicycle plan, sidewalk inventory, environmental justice, sign inventory, downtown parking studies, health impact assessments of transportation projects and a speed management plan for Randolph County that addresses high crash rates. With new legislation, the old equity formula has been replaced with the Strategic Mobility Formula (Strategic Transportation Investments). Mr. Day reviewed new Federal and State funding structures with statewide mobility, regional impact and division needs. He said the PTRPO's role is to establish local prioritization projects, which are awaiting approval from NCDOT; working in each county to choose a top list of improvements by mode; and assigning points to the state database. He said that it is becoming more and more apparent that with the slowdown in gasoline sales, there is less money to take care of existing roads and for new projects. In fact, some local projects will likely require some local money to get them done.

#### **Approval to Purchase Law Enforcement Vehicles through Cooperative Purchasing Group**

Jane Leonard, Sheriff's Office Assistant Business Manager, said that the Sheriff's Office plans to purchase nineteen 2014 Dodge Chargers this year. The Sheriff's Office has routinely purchased their vehicles through the North Carolina State Purchase and Contract bid. However, it has been determined that the Charlotte Cooperative Purchasing Alliance (CCPA) offers the lowest price available for the 2014 vehicles. Ilderton Dodge has a three-year contract with the CCPA to provide Dodge vehicles to all participating public agencies at discount prices. The CCPA contracts were competitively solicited by the City of Charlotte on behalf of itself and all other states, local governments, and other government agencies in compliance with the competitive bidding laws of the State of North Carolina. The Randolph County Sheriff's Office registered to be a participant in this Alliance in order to purchase vehicles without seeking formal bids. Ilderton Dodge will sell nineteen 2014 Dodge Chargers for a total cost of \$437,136. This is a base price of \$22,854 for each vehicle, with an additional \$194 for installed spotlights on fifteen marked patrol vehicles. Since Randolph County's purchasing policy does not address a formal purchase through a cooperative purchasing group, Ms. Leonard requested Commissioner-approval of the purchase of the nineteen vehicles. Funds for this purchase were included in the Sheriff's 2013-2014 budget.

*On motion of Frye, seconded by Kemp, the Board voted unanimously to approve the purchase of nineteen 2014 Dodge Chargers through the CCPA contract with Ilderton Dodge for a total cost of \$437,136.*

#### **Approval to Spend Law Enforcement Restricted Funds & Budget Amendment**

Jane Leonard, Sheriff's Office Assistant Business Manager, requested approval to spend \$25,000 in Law Enforcement Restricted Funds in order to purchase and install a garage door at the Sheriff's Office evidence building and to purchase a time tracking system at the jail.

*On motion of Lanier, seconded by Haywood, the Board voted unanimously to approve the \$25,000 expenditure of restricted law enforcement funds for the purchase and installation of a garage door at the evidence building, to purchase a time tracking system at the jail, and to approve Budget Amendment #7, as follows:*

<b><i>2013-2014 Budget Ordinance-General Fund- Amendment #7</i></b>		
<b><i>Revenues</i></b>	<b><i>Increase</i></b>	<b><i>Decrease</i></b>
<i>Fund Balance Appropriated</i>	<i>\$25,000</i>	
<b><i>Appropriations</i></b>	<b><i>Increase</i></b>	<b><i>Decrease</i></b>
<i>Sheriff</i>	<i>\$25,000</i>	

### **Randleman Ambulance Base Bid Awards/Budget Amendment**

Donovan Davis, Emergency Services Director, said that two separate Requests for Bids (RFB) were duly issued for the new Randleman EMS Base project on Island Ford Road: one for the four-bedroom prefabricated modular home and one for the two-bay metal “shell” building and all concrete work. The results and recommendations are as follows:

#### **Prefabricated Modular Home – Bid Published July 9, 2013/Closed July 22, 2013**

VENDOR	PRICE	COMPLIANCE	RECOMMEND
Suits Homes – Siler City	\$124,769.49	Compliant	✓
Select Homes – Asheboro	\$129,530.00	Compliant	

#### **Two-Bay Metal “Shell” Building – Bid Published August 6, 2013/Closed August 19, 2013**

VENDOR	PRICE	COMPLIANCE	RECOMMEND
Asheboro Construction, Inc.	\$100,570.75	Compliant	✓
Glen King Construction	\$118,874.11	Compliant	
A & M Construction Services	\$138,531.00	Compliant	

Mr. Davis said that each vendor successfully met all requirements and asked that the low bidders be award the contracts. He also reminded the Board that at their March 2013 Board meeting, the Commissioners accepted the offer of \$535,000 from LodeStar Investments LLC to acquire the County’s Randleman ambulance base property. As part of the approval to award a bid to replace this facility, a budget amendment should be approved. The remainder of the proceeds will be reserved for future use by Emergency Services, subject to Commissioners’ approval.

*On motion of Haywood, seconded by Kemp, the Board voted unanimously to award a modular home bid to Suits Homes of Siler City for one prefabricated modular home as required in RFB #13-0620 in the amount of \$124,769.49; and to award the bid to Asheboro Construction for the 2-bay metal shell building and all concrete work as required in RFB#13-0806 in the amount of \$100,570.75, and to approve Budget Amendment #8, as follows:*

<b>2013-2014 Budget Ordinance-General Fund- Amendment #8</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
Miscellaneous	\$535,000	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
Emergency Services	\$535,000	

### **Approval of Bid Award for Closure of Old LCID Disposal Area**

Paxton Arthurs, Public Works Director, said that at the Randolph County Solid Waste Facility, there exists an old Land Clearing and Inert Debris (LCID) landfill that was operated up until around 1997. Although this site has not been used since that time, it has never been officially closed by the North Carolina Department of Environment and Natural Resources (NCDENR). Because the extent of the LCID is unknown, the County entered into a contract with Golder Associates of NC to investigate the limits of the disposal area and to prepare a closure plan. Those tasks have been completed and recently a Request for Bids (RFB) was issued to clear the site of trees and brush, grade the site with the required soil cover, and seed and mulch the top surface. This RFB was sent to three local, licensed contractors and the results are as follows:

Kelly Contractors: \$36,131  
Jordan’s of Asheboro: \$41,884  
Larry McDowell Construction: no bid

Although only two bids were received, this is acceptable in an informal bid process, and the low bid is within 5% of a preliminary estimate provided by Golder & Associates. In light of these details, Mr. Arthurs requested that the Board award a contract to Kelly Contractors at a cost of \$36,131 for preparing the LCID landfill for closure,

*On motion of Frye, seconded by Kemp, the Board voted unanimously to award a contract to Kelly Contractors at a cost of \$36,131 for preparing the LCID landfill for closure, as recommended.*

### **Technology Work Plan Update**

Michael Rowland, IT Director, stated that the Technology Work Plan approved in January 2013 consists of a core network equipment upgrade, storage area network upgrade and an email server upgrade. In April, the Board approved expansion of the work plan to include the installation of a second network firewall. Mr. Rowland said that the equipment for the core network upgrade has been purchased. Equipment training is complete and production is expected within the month. The new storage area network equipment has been purchased and installed, with expected production by October 1<sup>st</sup>. The second firewall has been purchased and will be installed in October as part of the network upgrade. The email server upgrade should begin by December 1<sup>st</sup>.

### **Approval to Purchase 911 Paging Software**

Michael Rowland, IT Director, said that Information Technology and Emergency Services have been seeking a replacement for the current 911 paging software. The 911 paging system is a critical tool used to send dispatch information via a text message to the first responder as the call is being entered. This allows the first responder to reference the information on his phone or pager in addition to receiving the radio communication. The original software was purchased in 2003. It is no longer supported by the vendor and the server that it is running on is starting to have serious hardware problems. After evaluating available options, the best solution is to replace the 911 paging software with a solution from Spillman Technologies. Spillman's proposal consists of an add-on module to the existing public safety system. This would provide a much higher level of integration than otherwise possible. Spillman's quote is \$47,583, which includes the software, installation, training, and the first year of maintenance. Funds are currently available within the 911 Emergency Telephone Fund to cover the purchase.

*On motion of Kemp, seconded by Frye, the Board voted unanimously to award the bid to Spillman Technologies in the amount of \$47,583 for 911 paging software, as requested.*

### **Sandhills Center Advisory Board Appointments**

Chairman Harold Holmes stated that with the change in NCGS 122C-118.1, Structure of the Area Board, Sandhills Center has restructured the current Area Board, effective October 1, 2013. Effectively, the old board no longer exists. Randolph County will now have three seats on the Area Board. At the 8/13/13 meeting of the Sandhills Area Board, the Board recommended the appointment of Mazie Fleetwood, Leanne Henkle and Harold Holmes to the new Board.

Another change to the law is the addition of NCGS 122C-118.2, Establishment of a County Commissioner Advisory Board. This board shall consist of one county commissioner from each county in the catchment area, designated by the board of commissioners of each county. The Sandhills Area Board has recommended that Harold Holmes be Randolph's appointee. This board

shall meet on a regular basis and its duties shall include serving as the chief advisory board to the area authority and to the director of the area authority on matters pertaining to the delivery of services to individuals within the catchment area. The County Commissioner Advisory Board serves in an advisory capacity only to the area authority and its duties do not include authority over budgeting, personnel matters, governance, or policymaking of the area authority. Each board of county commissioners shall designate its member to serve on the County Commissioner Advisory Board and shall determine the manner of designation, term of service and the conditions under which its designee will serve on the board.

*On motion of Frye, seconded by Haywood, the Board voted unanimously to appoint Mazie Fleetwood, Leanne Henkle and Harold Holmes to 2-year terms on the new Sandhills Center Area Board, effective immediately; to consider all future appointments to the Sandhills County Commissioner Advisory Board at the December reorganization of the Board of County Commissioners; and to appoint Harold Holmes to the Sandhills Center County Commissioner Advisory Board for a 1-year term.*

### **Regional Update**

Vice Chair Frye reported from the NCACC annual conference that he had recently attended. He said that it was reported that during FY 2013, the NCACC's revenue generating programs (Debt Setoff and enhanced EMS Medicaid funds) and dues savings either saved Randolph County, or returned to the County, almost \$987,000.

Vice Chair Frye also reported that Davidson County Commissioner Fred McClure was elected 2<sup>nd</sup> Vice President and that he was proud that he had made Commissioner McClure's nominating speech. Vice Chair Frye added that it had been 22 years since he had been a NCACC officer and that there has been only one other officer from the Piedmont Triad.

### **Approval of West Randleman Business Park Loan Renewal**

Bonnie Renfro, Randolph County Economic Development Corporation (EDC) President, said that in 2000, the EDC purchased a tract of land in Randleman for development as an industrial park. The purchase was financed by a group of local banks at attractive terms and structured as a line of credit with interest paid annually. The Randolph County Board of Commissioners voted in February 2000 to support this project by assisting the EDC with the annual interest payment as needed and added that the Board has voted annually to appropriate funds for that purpose following a public hearing.

Over the last ten years, the EDC has purchased additional tracts and made various improvements to the site. A portion of the site was sold in 2004 for Rheem's new distribution center. The EDC is also in the process of transferring a one-acre tract to the County as the site for a new ambulance base to serve the Randleman area. The total remaining acreage is 36.66 acres. The property is marketed for sale and presents various options for additional development. Twenty+ acres have been graded to provide a shovel ready site. Site layouts show development options for multiple facilities ranging in size from 40,000 to 400,000 square feet. Asking price for the property is \$35,000 per acre for the graded portion of the site. Ms. Renfro said that the site is broker listed and that the EDC, over the last several months, has been working with a client that is interested in the site.



Ms. Renfro said that the loan matures on September 1, 2013 and the EDC is in the midst of renewing the loan. The proposed terms are to renew a credit facility for the business park at a principal loan balance of \$520,300.21, under terms that include five years with a seven-year amortization at a fixed rate of 4.85%, with annual repayment of 10% of the principal balance, single annual interest payment, the loan to be administered by CommunityOne Bank on behalf of three partner banks, and to assign a first lien deed of trust on the property. CommunityOne Bank has requested a letter from the Randolph County Board of Commissioners documenting their continued willingness to provide continued financial support for this debt as part of the renewal process. The loan balance is the balance following the payment of the debt service due on September 1, 2013 of \$100,128.65, including interest of \$25,764.65 and a principal amount of \$74,364.00.

*On motion of Kemp, seconded by Lanier, the Board voted unanimously to approve a letter of support for future debt service payments for the West Randleman Business Park.*

**Adjournment**

*At 9:22 p.m., on motion of Frye, seconded by Kemp, the Board voted unanimously to adjourn.*

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J. Harold Holmes, Chairman

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Darrell L. Frye

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Phil Kemp

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Arnold Lanier

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Stan Haywood

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Cheryl A. Ivey, Clerk to the Board